132.0	0003	0020.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	982,200 /	982,200
					USE VALUE:	982,200 /	982,200
					ASSESSED:	982,200 /	982,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
109		IRVING ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PIGOTT JAMES B & KIMBERLY
Owner 2:	
Owner 3:	
Street 1:	109 IRVING ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	NOZAWA YASUSKI & ANN W -
Owner 2:	-
Street 1:	109 IRVING ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,119 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1929, having primarily Vinyl Exterior and 2932 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6119.000	439,000		543,200	982,200
Total Card	0.140	439,000		543,200	982,200
Total Parcel	0.140	439,000		543,200	982,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 334.99 | /Parcel: 334.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	85124
GIS Ref	
GIS Ref	
Insp Date	07/25/16

!10325!

PREVIOUS ASSESSMENT

Parcel ID: 132.0-0003-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	439,100	0	6,119.	543,200	982,300	982,300	Year End Roll	12/18/2019
2019	101	FV	323,900	0	6,119.	573,400	897,300	897,300	Year End Roll	1/3/2019
2018	101	FV	323,900	0	6,119.	422,500	746,400	746,400	Year End Roll	12/20/2017
2017	101	FV	323,900	0	6,119.	404,400	728,300	728,300	Year End Roll	1/3/2017
2016	101	FV	237,600	0	6,119.	374,200	611,800	611,800	Year End	1/4/2016
2015	101	FV	209,100	0	6,119.	313,900	523,000	523,000	Year End Roll	12/11/2014
2014	101	FV	209,100	0	6,119.	306,600	515,700	515,700	Year End Roll	12/16/2013
2013	101	FV	209,100	0	6,119.	292,100	501,200	501,200		12/13/2012

PRINT

Date	Time
12/11/20	00:38:46

LAST REV

Date	Time
08/03/17	08:33:58
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10325

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NOZAWA YASUSKI	33676-313		9/29/2001		378,000	No	No		
	11222-296		9/29/1966			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/21/2015	377	Addition	200,000		4/21/2015			Add to kitchen and
3/26/1998	150	Manual	8,000					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
7/25/2016	Measured	PT	Paul T
5/28/2015	Permit Insp	PC	PHIL C
2/11/2009	Meas/Inspect	372	PATRIOT
1/31/2002	MLS	MM	Mary M
12/21/1999	Inspected	276	PATRIOT
11/18/1999	Mailer Sent		
11/1/1999	Measured	263	PATRIOT
8/10/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	85124
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6119		Sq. Ft.	Site		0	90.	0.99	10									543,215						543,200	

Total AC/HA: 0.14047 | Total SF/SM: 6119 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 543,215 | Spl Credit | Total: 543,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.10258615
Const Adj.:	0.98745072
Adj $ / SQ:	141.537
Other Features:	98028
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	492177
Depreciation:	53155
Depreciated Total:	439022

COMMENTS

WALK UP UAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	10	BRs:	4	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

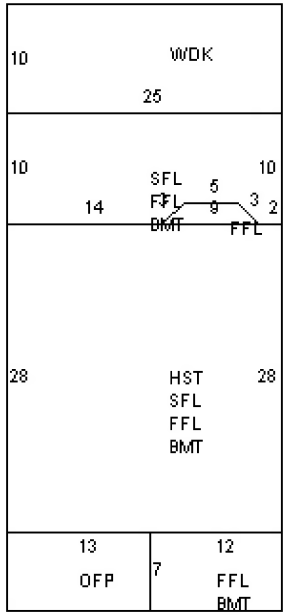
No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	141.54
Special Features:	0	Val/Su Net:	119.26
Final Total:	439000	Val/Su SzAd	189.22

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,034	141.540	146,350
BMT	Basement	1,020	59.020	60,202
SFL	Second Floor	936	141.540	132,479
HST	Half Story	350	141.540	49,538
WDK	Deck	250	9.870	2,469
OFP	Open Porch	91	34.200	3,112
	Net Sketched Area:	3,681	Total:	394,150
Size Ad	2320	Gross Are	4031	FinArea 2932

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

132.0-0003-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: